

183.0

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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

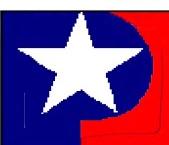
765,200 / 765,200

USE VALUE:

765,200 / 765,200

ASSESSED:

765,200 / 765,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		GOLDEN AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCMILLEN JOHN R	
Owner 2: LOTZ KAREN	
Owner 3:	
Street 1: 1 BIRD HILL AVE	
Street 2:	
Twn/City: WELLESLEY	
St/Prov: MA	Cntry
Postal: 02481	Own Occ: N
	Type:

PREVIOUS OWNER

Owner 1: AHERN TIMOTHY J -
Owner 2: -
Street 1: 42 GOLDEN AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .296 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Other Exterior and 1388 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12890	Sq. Ft.	Site			0	70.	0.63	7									564,686						564,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12890.000	190,500	10,000	564,700	765,200		123459
							GIS Ref
							GIS Ref
							Insp Date
							07/10/18

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Good			BK: 1037 PG: 53 CERT: 0181403 641-2117 / GAR IRREG IN SHAPE / SMALL OFC OVER.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 6 - Slab				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 28 - Other				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 12 - Other				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G6		Fact: .		Floor:				Totals RMS: 6 BRs: 2 Baths: 1 HB: 1													
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRs	FL											
Prim Int Wal 1 - Drywall				Functional:		Interior:	1	6	2												
Sec Int Wall:		%		Economic:		Additions:															
Partition: T - Typical				Special:		Kitchen:															
Prim Floors: 4 - Carpet				Override:		Baths:	2003														
Sec Floors:		%		Total: 26.4 %				Totals	1	6	2										
Bsmnt Flr:				CALC SUMMARY				General:													
Subfloor:				Basic \$ / SQ: 100.00		COMPARABLE SALES	Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 3 - Typical				Const Adj.: 0.98000002																	
Insulation: 2 - Typical				Adj \$ / SQ: 132.300																	
Int vs Ext: S				Other Features: 71500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 257914																	
% Com Wal		% Sprinkled		Depreciation: 68089																	
				Depreciated Total: 189824																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 183.0-0002-0001.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	8X10	A	FR	1960	0.00	T	50	101									
96	Whirl Pool	D	S	1	2	A	AV	1980	500.00	T	31.2	101			700		700				
5	Gar w/improv	D	Y	1	16X24	G	VG	1950	29.58	T	20	101			9,100		9,100				
19	Patio	D	Y	1	400	A	AV	1980	3.19	T	31.2	101			900		900				
More: N	Total Yard Items:	10,000		Total Special Features:	700		Total:	10,700													